



**Notice of Decision**

**APPLICANT:** Rick Gulstrom  
GMS Architectural Group  
1804 136<sup>th</sup> Place NE, Ste. 1  
Bellevue, WA 98005

**PROPERTY OWNER:** DJ Loveridge  
Thick Brick, LLC  
19538 SE 51<sup>st</sup> Street,  
Issaquah, WA 98027

**PROJECT NAME:** **SUNSET 7 APARTMENTS**

**APPLICATION TYPE:** Site Development Permit

**FILE NO.:** **SDP16-00004**

**APPROVAL DATE:** July 6, 2016

**REQUEST:** Approval of a 7-unit 4-story multi-family apartment with 14 parking spaces on an existing lot with a single-family house

**LOCATION:** 355 E. Sunset Way

**PARCEL NUMBER:** 3424069096

**SUBAREA:** Olde Town

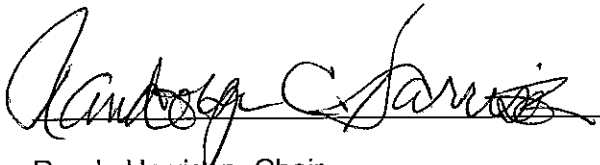
**COMPREHENSIVE  
PLAN DESIGNATION:** "Multi-family Residential", by the Issaquah Comprehensive Plan,  
adopted in 2005 and as amended in 2014.

**ZONING:** MF-H, Multi-family, High density

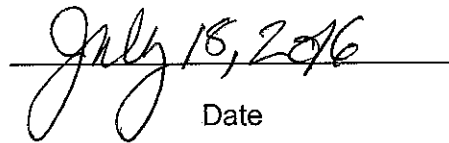
**PROJECT PLANNER:** Amy Tarce, Senior Planner  
Development Services Department, (425) 837-3097

## I. DECISION

The Development Commission reviewed the proposed Site Development Permit for Sunset 7 Apartments, SDP16-00004, during a public hearing conducted on July 6, 2016. After reviewing the applications, project drawings and technical studies received on April 21, 2016, the Staff Report dated July 6, 2016 with Attachments 1 - 7, Exhibit 1 consisting of a public comment, and listening to representatives of the Applicant, city staff, and residents of Issaquah, the Development Commission approved the Site Development Permit with Conditions. Approval of the land use applications is based on the Findings of Fact in the Staff Report, the project materials listed above, the Conclusions in Part III below and is subject to the conditions contained in Part IV below.



Randy Harrison, Chair  
Development Commission

  
Date

This Notice of Decision has been executed this 18th day of July, 2016 by the Chairman of the Development Commission on behalf of and per the direction of the Development Commission.

WHEREAS, a public hearing was held on July 6, 2016, to consider a Site Development Permit for a multifamily project consisting of 7 dwelling units in a 4-story building on a 13,200 s.f. lot,

WHEREAS, as the Development Commission reviewed the application on July 6, 2016 and has had adequate time to review and reflect upon the applications; and,

WHEREAS, the Development Commission is now satisfied that the application has been sufficiently considered, and hereby makes and enters the following:

## II. FINDINGS OF FACT

The approval criteria and staff analysis in the Staff Report, the SEPA determination issued on the 2<sup>nd</sup> of June, 2016; and the staff presentation at the Public Hearing on July 6, 2016 shall serve as the Findings of Fact.

## III. CONCLUSIONS

1. This proposal was reviewed in accordance with the Issaquah Land Use Code (IMC 18) and was determined to be subject to a Level 3 review. The Development Commission is responsible for reviewing and making the decision for Site Development Permit applications for projects located along streets specifically identified in the Land Use Code, including Sunset Way.

2. The environmental impacts of this proposal have been reviewed according to the WA State Environmental Policy Act and a Mitigated Determination of Nonsignificance (MDNS) has been issued on June 2, 2016. Mitigation measures include payment of the City's bicycle/pedestrian mitigation fees and public service fees.
3. This proposal complies with the Level 3 approval criteria found in Chapter 18.07 of the Land Use Code, and applicable standards in the Parking (IMC 18.09), Environmental (IMC 18.10), Landscaping (IMC 18.12), Transportation (IMC 18.15), Fire Protection Impact Fees (18.16), Park Impact Fees (IMC 18.17), and the Olde Town Design Standards (IMC18.19), and is consistent with the policies of the City of Issaquah Comprehensive Plan (as amended and effective on June 16, 2014).
4. The applications contain adequate information for the Development Commission to render this decision.
5. Adequate and timely notices to the public and the Parties of Record, as prescribed in the Procedures of the Land Use Code (IMC 18.04), have been provided.

#### **IV. APPEALING THIS DECISION**

This decision can be appealed. A Closed Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$518.26 filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department by 5:00 PM on July 21, 2016.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact the Project Planner (contact information provided above). Final decisions shall be valid for three (3) years from the Approval Date in the Notice of Decision and can be extended by the Director if all the criteria set forth in IMC 18.04.220.D.1. (a) to (d) are met by the Applicant, or as long as there is an active Construction Permit for the project. Construction projects that have received Final Certificate of Occupancy are no longer considered active.

#### **V. AFFECTED PROPERTIES**

Property owners affected by this decision may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may obtain further information regarding revaluation from the King County Assessor's Office, 500 Fourth Ave., #ADM-AS-0708, Seattle, WA. 98104, (206) 296-7300

## CONDITIONS OF APPROVAL

1. The Applicant shall mitigate for potential impacts on public services and bicycle and pedestrian facilities. The City may approve a voluntary payment in lieu of other mitigation. The current mitigation fee is \$78.56/multi-family unit for general government, \$154.35/multi-family unit for the police mitigation fee, and \$462.75/apartment unit for the bicycle/pedestrian mitigation fee. The mitigation fee will be assessed with issuance of building permits and the actual fee amount will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.
2. The alley shall be repaved to provide unobstructed passage for the full 20-foot width required, from the western property line of the Sunset 7 project to the edge of the right-of-way of 4th Place SE.
3. The garage openings shall be provided with decorative grills, such as the examples included in the staff report, that complement the character of the building or the community spaces that are adjacent to it.
4. The parking space visible from the alley shall be screened with architectural and landscape elements without encroaching into the sight clearance triangle required by the City's Streets Standards.
5. Pedestrian-scale lighting shall be provided along the walkway, from the public sidewalk to the building entry. Lighting style shall complement and reinforce the architectural style of the building.
6. Additional Type 1 or Type 2 landscape screening shall be provided along the south property line to screen views of the parking garage from residential uses across the alley.
7. The Plant Schedule of the Landscape Plan shall include the following information for each plant species, in addition to planting size and spacing:
  - Size of plant at maturity, including height and width/spread
  - Plant category, whether deciduous or evergreen/coniferous
  - Additional plant characteristics required to meet the standards, such as drought resistance and which plants will provide year-round color
8. Trees proposed for the side yards shall have a mature size that will not create an overcrowded condition for the tree roots and maintenance issues for the apartment building in the future. A combination of deciduous and evergreen trees with longer life span is preferred and should take into consideration the livability of residents and neighbors.
9. A location within the lawn area shall be designated for temporary storage of trash containers to ensure that containers do not stored in the alley right-of-way during pick-up days.
10. The Applicant shall pay a fee-in-lieu of street frontage improvements equivalent to constructing sidewalks, curb and gutters, planter strip and half of the roadway based on the City's streets standards for a minor arterial and may include a transition area extending east and west outside of the project's frontage to connect back to the existing street conditions.